

1 **JOINT PLANNING COMMISSION RESOLUTION NO. 1670-P**
2 **JOINT CITY COUNCIL RESOLUTION NO. 2257**

3
4 **ENDORSEMENT of**
5 **SOUTH HILLSBORO COMMUNITY PLAN &**
6 **URBAN RESERVES DESIGNATION**
7

8 A JOINT HILLSBORO CITY COUNCIL AND PLANNING COMMISSION RESOLUTION
9 ENDORISING DESIGNATION OF "*SOUTH HILLSBORO URBAN RESERVES*" (2,330
10 ACRES) AND THE FUTURE ADOPTION OF THE SOUTH HILLSBORO COMMUNITY
11 PLAN.
12

13 WHEREAS, since the mid-1990s the Planning Commission and City Council have
14 embraced a long-term land use policy direction which looks to the South Hillsboro Area as a
15 future complete community that will provide needed, diverse housing for workers within the
16 City's large and growing industrial and employment centers and have informally endorsed
17 several prior iterations of a South Hillsboro Concept Plan and conducted many South Hillsboro
18 Concept Plan work sessions; and
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20 WHEREAS, approximately 335 acres of land in the South Hillsboro Area, generally
21 known and identified as "Area 69" and "Area 71" were added to the Regional Urban Growth
22 Boundary (UGB) on December 5, 2002 by adoption of Metro Ordinance No. 02-969B; and
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24 WHEREAS, with the inclusion of Areas 69 and 71 in the UGB, Metro (with the
25 concurrence of Washington County) expected Hillsboro to develop community plans for Areas
26 69 and 71 in accord with Metro Functional Plan Title 11; and
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28 WHEREAS, to comply with Title 11 and otherwise achieve the regional goals of compact
29 urban form, efficient use of land, and rational and economic provision of urban services, the City
30 determined, with the support of Metro and Washington County, that Areas 69 and 71 should not
31 be planned as separate isolated parcels, but rather should be planned for urbanization as part of
32 the larger South Hillsboro Area; and
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34 WHEREAS, the City has conducted an extensive community planning process, including
35 the formation of a citizens task force and a technical advisory committee, the latter included
36 representatives from Washington County, Metro, Oregon Department of Transportation
37 (ODOT), Department of Land Conservation and Development (DLCD), and other government
38 agencies. During the past year, the City held 14 public meetings with the two advisory groups
39 plus additional public workshops and four work sessions with the Planning Commission. The
40 result of the public planning process is the attached, *South Hillsboro Community Plan*, dated
41 February 22, 2008 ("Community Plan"); and
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43 WHEREAS, the *Community Plan* encompasses about 2,330 acres of land generally
44 known as the South Hillsboro Area which is shown on the attached Area Map, dated April 2,
45 2008, and provides the land use and development framework for 1,566 acres, including Areas 69
46 and 71, and the balance (764 acres) is designated "Potential Future Urban Reserve;" and

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2 WHEREAS, this latest version of the Plan has achieved the stated South Hillsboro
3 Planning Goal adopted by the City to prepare a plan that meets all Regional "Great
4 Communities" planning goals and characteristics established by Metro as a part of its "New
5 Look/Greatest Places" Planning Initiative; and
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7 WHEREAS, the *Community Plan* sets forth in detail how the initial 1,566 acres of the
8 *Community Plan* would be developed and how such future development would benefit the
9 existing neighborhoods surrounding the plan area as well as the entire City of Hillsboro by
10 providing, among other things, needed housing and capacity to generate resources needed to
11 effectively mitigate adverse transportation system impacts that may arise from South Hillsboro
12 Area development; and
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14 WHEREAS, the land use and public facilities/infrastructure proposals prescribed for
15 Areas 69 and 71 - when considered and evaluated in the context of the *Community Plan* for the
16 entire South Hillsboro Area and particularly the 1,566 acres of the entire South Hillsboro Area
17 already planned in detail - address and meet all applicable Metro Urban Growth Management
18 Functional Plan concept planning requirements and Metro UGB expansion conditions of
19 approval; and
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21 WHEREAS, after considering a piece-meal incorporation of the land use and
22 facilities/infrastructure proposals for Areas 69 and 71 into the City's Comprehensive Plan, the
23 Planning Commission and City Council conclude that the wisest course of action is to develop
24 Areas 69 and 71 in conjunction with initiating development of the *Community Plan* since
25 adverse community transportation impacts can be more readily reduced with the ability to
26 pursue and implement various land use and public infrastructure proposals prescribed for the
27 *entire* South Hillsboro Area by the *entire* *Community Plan*; and
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29 WHEREAS, the *Community Plan* manifests and satisfies most of the required "Urban
30 Reserve Factors" established by the Oregon Land Conservation and Development Commission
31 in OAR 660-027-0050 including a mixture of higher and moderate urban densities, mixed uses
32 within urban community town centers and corridors, public schools and other urban-level public
33 facilities and services; an infrastructure financing plan; community walk-ability and area-wide
34 street connectivity, protection of important natural resources and ecological systems,
35 community-wide and physical separation and isolation from important agricultural lands; and
36

37 WHEREAS, during Planning Commission consideration of pending Comprehensive Plan
38 Amendments to incorporate Area 69 and Area 71 land use and public infrastructure proposals
39 into the Plan it has become clear that by delaying their development more time and resources
40 will be available to resolve those issues that affect the adoption and implementation of the
41 *Community Plan*; and
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43 WHEREAS, the Planning Commission and City Council intend that the *Community Plan*
44 will provide the basis for cooperation between the city, public agencies and other stakeholders to
45 address the remaining issues, such as transportation impacts and long-term Area governance
46 issues and that effective resolution of these issues will first require:

- 1) Inclusion of the entire 2,330-acre South Hillsboro Area (which would not include Areas 69 and 71 that are already within the UGB) in Regional Urban Reserves;
- 2) Addition of substantial portions of the Plan Area (which would not include Areas 69 and 71 that are already within the UGB) into the Regional UGB in the near future to generate the capital and revenue resources needed to resolve these issues, and
- 3) Formal City adoption of the attached South Hillsboro Community Plan to establish, fund and construct the planned land uses and capital facilities needed to resolve these issues.

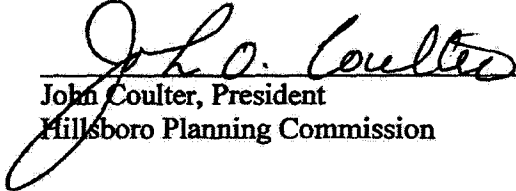
NOW, THEREFORE, BE IT RESOLVED by the Hillsboro City Council and Planning Commission as follows:

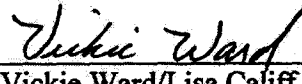
1. The Planning Commission and City Council endorse the attached South Hillsboro Community Plan in its entirety and intend to adopt and incorporate the Plan into the Hillsboro Comprehensive Plan as the City's future land use and public infrastructure development guide for the South Hillsboro Area at the earliest appropriate date.
2. The Planning Commission and City Council respectfully request that the Washington County Reserves Coordinating Committee recommend designation in 2008-09 of the entire 2,330-acre South Hillsboro Area to the Regional Reserves Steering Committee and Metro as Regional Urban Reserves (recognizing that of this 2,330 acres, it is hoped that the 1,231 acres currently outside the UGB but for which detailed land use concepts are prepared in the South Hillsboro Community Plan be added to the UGB at such time the next boundary decision occurs).
3. The Planning Commission and City Council intend to strongly support and advocate the inclusion of the South Hillsboro Area within the Regional UGB.

NOW, THEREFORE, BE IT FURTHER RESOLVED that upon adoption of this joint Resolution by the Planning Commission and City Council, City staff is hereby directed and authorized to (1) transmit final copies of this Resolution to the Metro Council, the Washington County Board of Commissioners, the Regional Reserves Steering Committee, the Washington County Reserves Coordinating Committee and such other appropriate State, Regional and local government agencies and officials as deemed appropriate by staff; (2) take whatever steps are necessary to achieve the inclusion of the South Hillsboro Community Plan Area into the Metro Regional Urban Reserves and subsequent Regional UGB.


1 This Resolution shall be effective immediately upon its adoption by both the Hillsboro
2 Planning Commission and Hillsboro City Council.

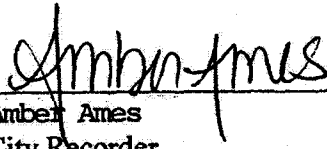
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4 ADOPTED by the Hillsboro Planning Commission this 29th day of May, 2008.
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9 John Coulter, President
10 Hillsboro Planning Commission

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12 Attest: 
13 Vickie Ward/Lisa Califf
14 Commission Secretary
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17 ADOPTED by the Hillsboro City Council this 11 day of June, 2008.
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21 
22 Tom Hughes, Mayor
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25 Attest: 
26 Amber Ames
27 City Recorder
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